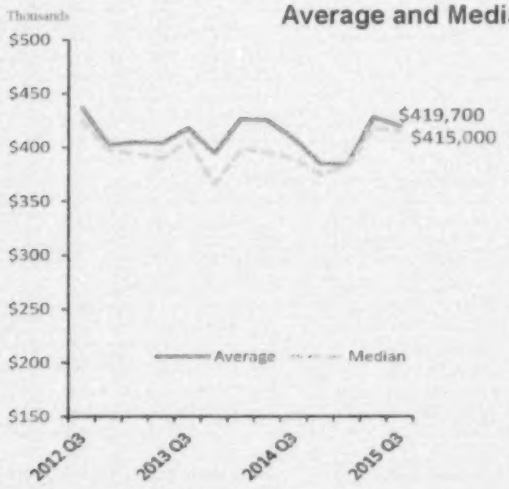
Yukon Monthly Statistical Review
December 2015

Highlights:

- Comparing 2015 to 2014, Yukon's labour force (20,700) remained the same; employment (19,400) decreased by 400; unemployment (1,300) increased by 400; and the unemployment rate (6.3%) increased by 2.0 percentage points.
- The 2015 construction value of Yukon building permits decreased by $12.7 million, or 9.7%, compared to 2014. The value of residential permits was down $10.5 million; industrial permits decreased $5.0 million; commercial permits went down $4.6 million; and government/institutional permits increased $7.5 million.
- The average house price in the third quarter of 2015 was $419,700, a decrease of $8,300, or 1.9%, compared to the previous quarter ($428,000).

New publication this month:
Yukon Real Estate Survey, Third Quarter 2015



Average and Median Price of Single Houses

- A total of 79 single houses were sold in Whitehorse in the third quarter of 2015 compared to 74 in the previous quarter. The average price was $419,700, a decrease of $8,300, or 1.9%, compared to the previous quarter ($428,000).
- The *median* house price in the third quarter was $415,000, meaning that the prices of half the houses sold were above this figure and the remaining half, below.

To read full report:
http://www.eco.gov.yk.ca/stats/pdf/real_estate_q315.pdf

What Else is New:

New from the Yukon Bureau of Statistics:

- Yukon Employment, December 2015: http://www.eco.gov.yk.ca/stats/pdf/employment_dec15.pdf
- Yukon Fuel Survey, December 2015: http://www.eco.gov.yk.ca/stats/pdf/fuel_dec15.pdf

New from Statistics Canada:

- Low Income Lines, 2013-2014: Update: http://www.statcan.gc.ca/pub/75f0002m/75f0002m2015002-eng.pdf
- A Profile of the Labour Market Experiences of Adults with Disabilities among Canadians aged 15 years and older, 2012: http://www.statcan.gc.ca/pub/89-654-x/89-654-x2015005-eng.pdf

Yukon Bureau of Statistics Elsewhere

Yukon community information www.sewp.gov.yk.ca

For manipulatable data by Yukon community and subject, visit our Socio-Economic Web Portal.

Find out about our electronic distribution lists ybsinfo@gov.yk.ca.

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1. Population

1.1 Population by Age and Sex*, June '15

	Total	Males	Females
0-4	2,111	1,121	990
5-9	2,003	1,064	939
10-14	1,925	1,003	922
15-19	1,970	1,001	969
20-24	2,364	1,216	1,148
25-29	2,983	1,460	1,523
30-34	3,173	1,583	1,590
35-39	2,738	1,353	1,385
40-44	2,700	1,305	1,395
45-49	2,519	1,286	1,233
50-54	3,162	1,564	1,598
55-59	3,072	1,625	1,447
60-64	2,570	1,366	1,204
65-69	1,785	965	820
70-74	1,063	621	442
75+	1,205	588	617
Total	37,343	19,121	18,222

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.2 Population by Community*

	Jun 2014	Mar 2015	Jun 2015
Beaver Creek	115	122	121
Burwash Landing	112	107	107
Carcross	467	491	504
Carmacks	563	554	557
Dawson City	2,059	2,038	2,067
Destruction Bay	42	46	50
Faro	383	371	375
Haines Junction	908	899	895
Mayo	492	480	477
Old Crow	264	253	258
Pelly Crossing	397	385	378
Ross River	400	402	411
Tagish	271	260	262
Teslin	470	476	480
Watson Lake	1,534	1,469	1,469
Whitehorse Area[1]	28,713	28,763	28,872
Other*	61	62	60
Yukon	37,251	37,178	37,343

[1]Marsh Lake is included in Whitehorse.
*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

Did you know?

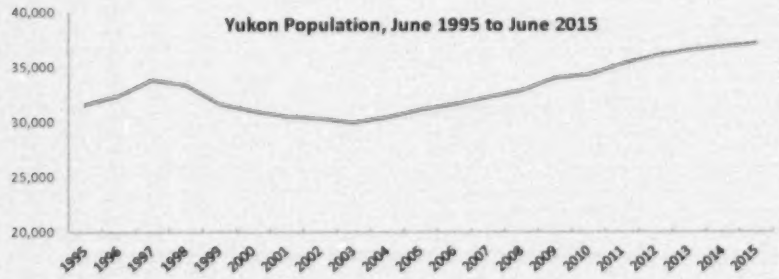
The proportion of Yukon's population in the 65+ years age group increased 3.9 percentage points in the last 10 years. In 2015, the population aged 65+ years constituted 10.9% of Yukon's total population, compared to 7.0% of the total population in 2005.

Population Report, June 2015:
http://www.eco.gov.yk.ca/stats/pdf/populationJun_2015.pdf

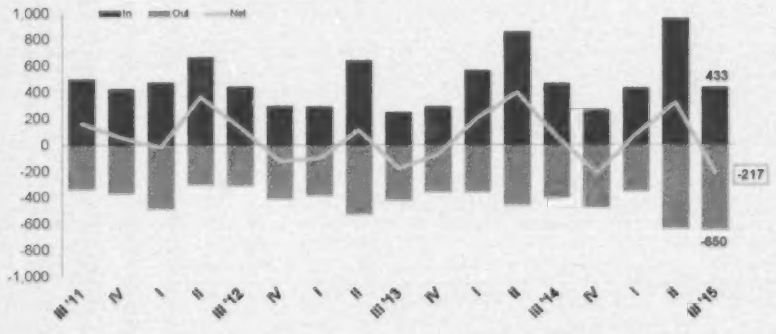
1.3 Vital Statistics

		Births	Deaths	Marriages
Year-to-date[(p)]		13	2	-5
change		6.7%	2.1%	-9.4%
2015				
June	(p)	36	21	21
May		23	13	7
April		33	14	4
March		46	15	7
February		35	22	4
January		34	12	5
2014 total		386	202	178
December		28	24	12
November		28	14	11
October		37	15	12
September		32	18	14
August		29	20	35
July		38	16	41
June		34	7	31

Source: Yukon Bureau of Statistics.



1.4 Migration Estimates*



*Please see table endnotes on page 12. *Source*: Statistics Canada. Tables 051-0017, 051-0037, CANSIM

In the third quarter of 2015, Yukon experienced a **net loss** of 217 people; 310 were lost through interprovincial migration and 93 were gained through international migration.

Of the interprovincial migrants, **net losses** were seen to:

- British Columbia (-117);
- Ontario (-71);
- Alberta (-71);
- Quebec (-36);
- Northwest Territories (-28);
- Manitoba (-6);
- Newfoundland (-6); and
- Nova Scotia (-4).

Conversely, **net gains** were seen from:

- New Brunswick (11);
- Saskatchewan (9); and
- Nunavut (9).

2. Employment

2.1 Labour Force Statistics* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2015 annual	**20,700**	**19,400**	**1,300**	**6.3%**	**73.7%**	**69.0%**
December	20,600	19,500	1,100	5.3%	73.0%	69.1%
November	21,200	20,300	900	4.2%	74.9%	71.7%
October	20,900	20,000	1,000	4.8%	73.9%	70.7%
September	20,800	19,700	1,100	5.3%	73.5%	69.6%
August	20,300	18,900	1,400	6.9%	71.7%	66.8%
July	20,500	19,000	1,600	7.8%	72.7%	67.4%
June	20,600	19,000	1,700	8.3%	73.3%	67.6%
May	20,900	19,500	1,400	6.7%	74.6%	69.6%
April	20,800	19,600	1,300	6.3%	74.6%	70.3%
March	20,800	19,700	1,100	5.3%	74.6%	70.6%
February	20,800	19,600	1,200	5.8%	74.6%	70.3%
January	20,900	19,800	1,200	5.7%	74.9%	71.0%
2014 annual	**20,700**	**19,800**	**900**	**4.3%**	**74.7%**	**71.5%**
December	20,500	19,600	1,000	4.9%	73.5%	70.3%

*Please see table endnotes on page 12. *Source*: Statistics Canada. Tables 282-0100 (monthly) and 282-0123 (annual), CANSIM

Yukon Employment, December 2015: http://www.eco.gov.yk.ca/stats/pdf/employment_dec15.pdf

Yukon Employment Annual Review, 2014: http://www.eco.gov.yk.ca/stats/pdf/employment_2014.pdf

Yukon Employment Historical Data, 2005 to 2014: http://www.eco.gov.yk.ca/stats/pdf/Historical_LFS_2014_r.pdf

2.2 Canadian Unemployment Rates*(%)

seasonally adjusted
December 2015

*Please see table endnotes on page 12.
Source: Statistics Canada. Tables 282-0087 and 282-0100, CANSIM

Did you know?

In 2015, Yukon's labour force remained the same as 2014, the number of employed decreased by 400 and the number of unemployed increased by 400. This caused the unemployment rate in 2015 to increase by 2.0 percentage points compared to 2014.

2.3 Employment, by Sector and Industry* (unadjusted)

	Total Employed	Public Employees	Private Employees	Self-Employed	Goods-producing Employees	Services-producing Employees
2015 annual	**19,400**	**7,900**	**8,700**	**2,800**	**2,800**	**16,600**
December	19,000	7,500	8,400	3,000	2,900	16,100
November	20,000	7,900	9,000	3,200	3,200	16,800
October	20,200	7,900	8,900	3,400	3,300	16,900
September	20,500	8,000	9,400	3,100	3,100	17,400
August	19,800	7,900	9,200	2,700	2,700	17,100
July	19,600	8,100	9,000	2,500	2,600	17,100
June	19,100	8,000	8,800	2,400	2,500	16,600
May	19,200	7,900	8,600	2,600	2,700	16,500
April	19,000	8,100	8,400	2,500	2,500	16,500
March	18,900	8,100	8,100	2,800	2,500	16,400
February	19,100	7,900	8,600	2,500	2,500	16,500
January	19,300	7,800	9,100	2,500	2,600	16,600
2014 annual	**19,800**	**7,800**	**9,200**	**2,800**	**2,900**	**17,000**
December	19,200	7,800	9,000	2,400	2,800	16,500

*Please see table endnotes on page 12. *Source*: Statistics Canada. Custom data table.

Comparing December 2015 to November 2015, employment in the services-producing sector decreased by 700 to 16,100. In the goods-producing sector, employment decreased by 300 to 2,900.

In December 2015, of the 19,400 employed Yukoners, 7,500, or 39.7%, were in the public sector. Of the 11,500 workers in the private sector, 3,000, or 26.1%, were self-employed.

Note: Public employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.

2. Employment (cont'd)

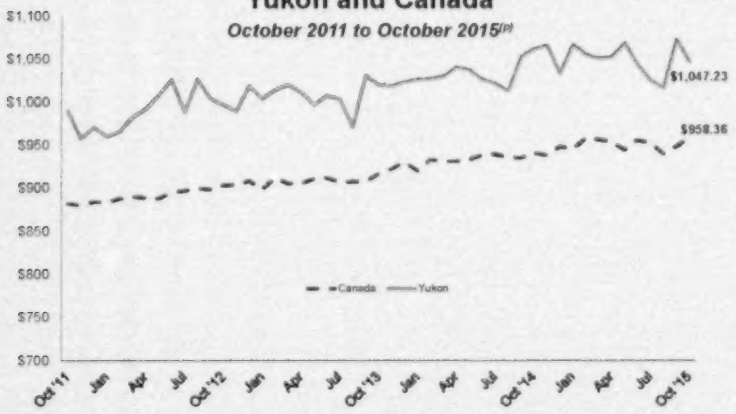
2.4 Average Weekly Earnings‡, Including Overtime*

		Yukon Average*	Goods-producing	Construction	Services-producing	Trade	Transp. & Ware-housing	Admin. support, waste mgmt. & remediation	Health Care & Social Assist	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date[p]		$16.16	-$73.23	x	$28.07	-$1.11	$45.35	$31.91	$23.40	$5.61		$28.31
change		1.6%	-5.7%		2.6%	-0.2%	4.6%	4.2%	2.5%	1.2%		2.2%
							($)					
2015												
October	(p)	**1,047.23**	**1,292.72**	1,247.07	**1,022.52**	679.22	1,024.85	793.36	911.59	459.28	806.09	1,282.60
September	(r)	**1,073.31**	**1,296.19**	1,213.59	**1,050.20**	668.28	1,044.17	768.72	1,019.04	495.75	769.53	1,359.45
August		**1,017.03**	**1,256.87**	1,191.53	**990.39**	683.17	1,030.89	810.26	1,006.17	479.05	732.57	1,244.30
July		**1,025.37**	**1,230.88**	1,104.70	**1,002.45**	688.83	1,033.88	722.49	903.85	452.77	768.63	1,346.62
June		**1,043.88**	**1,228.12**	1,120.26	**1,026.49**	663.87	1,015.63	718.05	1,026.63	431.90	743.94	1,335.49
May		**1,068.86**	**1,253.87**	1,196.78	**1,051.37**	694.92	1,108.03	825.71	926.78	460.47	740.14	1,306.06
April		**1,052.88**	**1,114.31**	1,010.63	**1,047.90**	702.17	990.59	942.03	903.88	415.42	766.80	1,370.93
March		**1,051.20**	**1,165.53**	1,110.83	**1,042.03**	694.86	1,031.87	871.97	982.28	456.52	735.32	1,316.38
February		**1,055.92**	**1,260.91**	1,108.87	**1,039.79**	659.27	1,007.53	802.04	1,013.57	473.07	676.53	1,292.91
January		**1,067.36**	**1,067.35**	952.69	**1,067.38**	675.80	1,020.66	686.92	1,045.92	456.53	701.23	1,389.96
2014 annual		**1,036.48**	**1,288.08**	x	**1,010.68**	679.75	990.58	770.73	956.93	454.51	F	1,295.54
December		**1,033.72**	**1,253.46**	x	**1,010.92**	674.30	1,011.05	791.61	952.25	460.96	720.84	1,268.18
November		**1,060.57**	**1,283.78**	x	**1,043.39**	664.92	1,086.26	830.07	1,026.12	457.45	738.75	1,314.59
October		**1,062.23**	**1,420.29**	x	**1,021.08**	631.70	1,028.63	858.20	924.59	472.94	745.30	1,364.83

*Please see table endnotes on page 12. ‡Excludes self-employed. *Source*: Statistics Canada, Table 281-0026 (monthly), 281-0027 (annual), CANSIM.

2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada

October 2011 to October 2015[p]



*Please see table endnotes on page 12. *Source*: Statistics Canada, Table 281-0026, CANSIM.

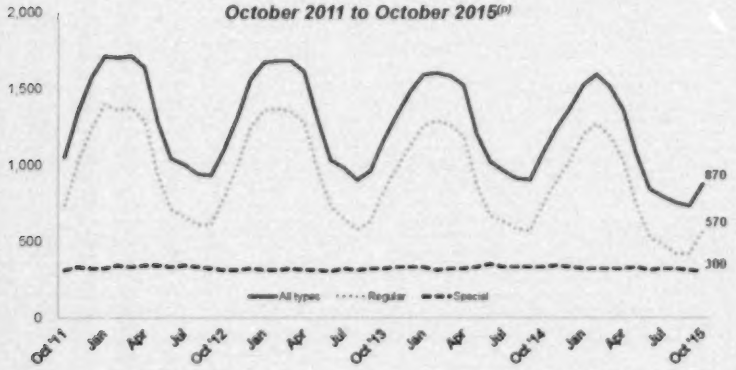
Survey of Employment, Payroll & Hours, 2014: http://www.eco.gov.yk.ca/stats/pdf/seph_2014.pdf

Did you know?

According to Statistics Canada's data based on income tax returns for 2013, the median income for males in Yukon was $47,020; for Canada, it was $39,290; a difference of $7,730, or 19.7%. The median income for females in Yukon was $39,820; for Canada, it was $26,400; a difference of $13,420, or 50.8%. Source: CANSIM table 111-0004.

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

October 2011 to October 2015[p]



*Please see table endnotes on page 12. *Source*: Statistics Canada, Table 276-0020, CANSIM.

2.7 Employment Insurance Beneficiaries, by Community*

	Oct 2014	Sep[p] 2015	Oct[p] 2015
Beaver Creek	0	0	0
Burwash Landing	10	0	0
Carmacks	20	10	20
Dawson	100	60	100
Faro	10	10	20
Haines Junction	40	20	20
Marsh Lake	10	10	10
Mayo	30	10	20
Mt. Lorne	0	10	0
Old Crow	10	10	10
Pelly Crossing	30	20	20
Ross River	10	20	20
Tagish	10	10	10
Watson Lake	50	40	50
Whitehorse	700	510	550
Yukon Total	1,080	730	870

*Community is defined by Census subdivision. Please see table endnotes on page 12.
Source: Statistics Canada, Custom data table.

3. Consumer Prices

3.1 Consumer Price Index, Whitehorse (2002 = 100)*

	Index			% Change	
	Nov 2014	Oct 2015	Nov 2015	Oct '15 to Nov '15	Nov '14 to Nov '15
All-items	**123.9**	**124.5**	**124.0**	**-0.4**	**0.1**
Food	131.4	133.1	133.0	-0.1	1.2
Shelter	146.1	142.8	143.0	0.1	-2.1
Household Operations, Furnishings & Equipment	105.5	106.8	105.2	-1.5	-0.3
Clothing & Footwear	95.5	99.0	98.7	-0.3	3.4
Transportation	128.3	128.2	127.4	-0.6	-0.7
Health & Personal Care	120.5	120.1	122.8	2.2	1.9
Recreation, Education & Reading	92.3	96.3	94.4	-2.0	2.3
Alcoholic Beverages & Tobacco Products	149.3	153.8	153.8	0.0	3.0
Special Aggregates					
Energy	162.7	146.1	143.2	-2.0	-12.0
All-items excluding energy	120.1	122.4	122.1	-0.2	1.7

*Please see table endnotes on page 12. *Source*: Statistics Canada. Table 326-0020, CANSIM.

Comparing November 2015 to November 2014, the **year-over-year** change in the consumer price index for Whitehorse was an increase of 0.1% (figures for Yukon are not available); 1.3 percentage points lower than that for Canada (1.4%).

Major contributors to the year-over-year **increase** were the prices of:

- Traveller accommodation;
- Purchase and leasing of passenger vehicles; and
- Homeowners' home and mortgage insurance.

Some of these year-over-year increases were offset by **decreases** in the prices of:

- Fuel oil and other fuels;
- Gasoline; and
- Internet access services.

On a **month-to-month** basis, from October 2015 to November 2015, the consumer price index for Whitehorse (figures for Yukon are not available) decreased 0.4%.

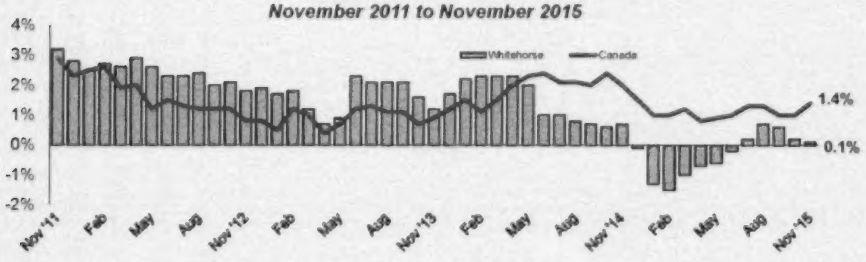
Major contributors to the month-to-month **decrease** were the prices of:

- Gasoline;
- Traveller accommodation; and
- Recreational equipment and services (excluding recreational vehicles).

Some of these decreases were offset by month-to-month **increases** in the prices of:

- Personal care supplies and equipment;
- Inter-city transportation; and
- Fresh vegetables.

*3.2 Year-over-Year Change to the Consumer Price Index**
Whitehorse and Canada
November 2011 to November 2015



*Please see table endnotes on page 12. *Source*: Statistics Canada. Table 326-0020, CANSIM.

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2014	1.3%	2.0%
2013	1.7%	0.9%
2012	2.3%	1.5%
2011	3.0%	2.9%
2010	0.8%	1.8%

Consumer Price Index, 2014: http://www.eco.gov.yk.ca/stats/pdf/2014CPIAnnual.pdf

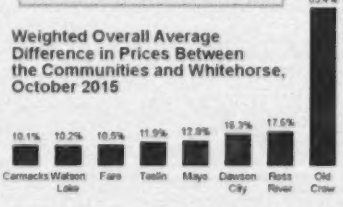
3.3 Community Spatial Price Index, October 2015 (Whitehorse = 100)

	Carmacks	Dawson City	Faro	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	**110.1**	**116.3**	**110.5**	**112.8**	**183.4**	**117.6**	**111.9**	**110.2**
Meat/Fish/Seafood	110.8	105.3	95.7	117.0	135.0	125.8	103.8	108.3
Dairy/Eggs	103.2	106.7	103.5	108.4	154.2	106.7	113.0	99.5
Fruit/Veg.	113.8	118.8	113.5	123.0	187.3	145.7	110.7	112.7
Bread/Cereal	113.9	128.5	103.7	111.2	159.1	118.9	117.1	104.7
Other Foods	114.1	124.9	134.0	117.2	244.5	134.4	126.2	120.4
Household Operations	108.8	119.6	116.9	115.2	224.9	131.3	120.6	144.5
Health & Personal Care	115.0	131.3	114.7	118.3	171.3	116.9	124.4	128.5
Gasoline	111.4	118.5	107.9	107.7	..	105.7	105.6	95.5
Cigarettes	108.7	104.0	99.2	108.6	142.5	109.2	103.2	104.6
Home Heating Fuel	101.9	107.5	102.1	111.3	..	103.3	103.3	109.0

Source: Yukon Bureau of Statistics.

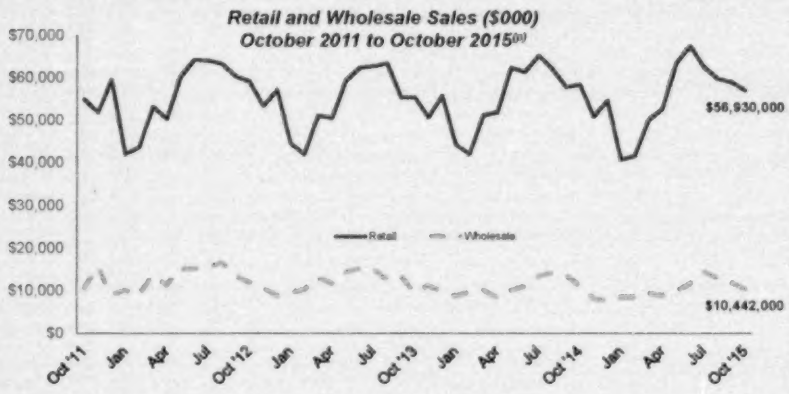
The Community Spatial Price Index is produced biannually by the Yukon Bureau of Statistics and compares prices of regularly purchased items in Whitehorse to prices in other Yukon communities.

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, October 2015



4. Trade

4.1 Retail and Wholesale Sales



Source: Statistics Canada. Tables 080-0020 and 081-0011, CANSIM.

Yukon's preliminary **retail sales** in October 2015 decreased by $1.3 million, or 2.2%, compared to October 2014. Year-to-date (January to October), Yukon's retail sales decreased by $2.1 million, or 0.4%, compared to the same time period in 2014. Canada's year-to-date retail sales increased 2.1%.

Yukon's preliminary **wholesale sales** in October 2015 decreased by $643,000, or 5.8%, compared to October 2014. Year-to-date (January to October), Yukon's wholesale sales decreased by $4.2 million, or 3.8%, compared to the same time period in 2014. Canada's year-to-date wholesale sales increased by 3.9%.

4.2 Retail Sales, by Industry Classification*

		Total*	Furniture & home furnishings stores	Food & beverage stores	Health & personal care stores	Gasoline stations
Year-to-date(p)		-$2,064	-$1,286	-$22,148	$4,465	-$2,256
change		-0.4%	-11.1%	-13.3%	16.9%	-2.5%
				($000)		
2015						
October	(p)	56,930	1,279	14,503	3,192	9,377
September	(r)	58,828	1,207	14,560	3,122	9,572
August		59,675	1,178	16,102	3,108	10,601
July		62,469	1,045	17,102	3,227	10,795
June		67,347	836	16,446	3,376	10,675
May		63,288	1,116	15,498	3,255	8,939
April		52,621	938	13,568	2,813	8,186
March		49,995	1,052	13,193	2,992	7,590
February		41,588	650	11,562	3,047	6,670
January		40,740	1,046	12,422	2,748	7,034
2014 total		**660,914**	**13,478**	**198,011**	**32,044**	**107,414**
December		54,529	792	15,650	3,086	7,787
November		50,840	1,053	15,257	2,543	7,932
October		58,232	1,086	16,450	2,778	8,912

*Please see table endnotes on page 12.

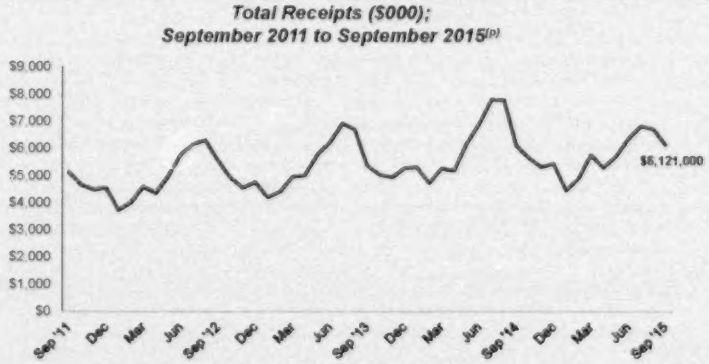
Source: Statistics Canada. Table 080-0020, CANSIM.

Yukon Retail Sales, 2014: http://www.eco.gov.yk.ca/stats/pdf/retail2014.pdf

4.3 Food Services and Drinking Places

Did you know?

Year-to-date (January to September), Yukon's total Food Services and Drinking Places' receipts decreased by $3.1 million, or 5.7%, compared to the same time period in 2014; Canada-wide receipts increased 4.3%.



Source: Statistics Canada. Table 355-0006, CANSIM.

5. Rental Units

These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and October. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

5.1 Median Rent, Total Units and Vacancy Rates*; for Units in All Types of Buildings with Rental Units, Yukon, April 2015

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home
Median Rent									
All Sizes	$950	$1,300	$1,300	$1,123	$1,000	$1,450	$900	$900	$1,000
Bachelor	$720	...	...	$850	$775	x	$720	$750	$513[†]
1 Bedroom	$900	$850	$750	$919	$900	$1,150	$900	$1,000	x
2 Bedrooms	$1,000	$1,200	$850	$1,123	$1,200	$1,398	$900	$1,000	$950
3-4 Bedrooms	$1,450	$1,412	$1,400	$1,400	$1,500	$1,500	$1,375	$1,750	$1,225
5+ Bedrooms	$1,738	$1,800[†]	...	$1,675	...	...	...	...	...
Total Units									
All Sizes[4]	2,367	298	112	606	203	90	890	102	65
Bachelor	193	...	...	10	23	2	122	31	4
1 Bedroom	636	18	8	155	67	6	344	37	2
2 Bedrooms	932	84	30	227	76	46	413	28	29
3-4 Bedrooms	595	191	73	208	38	37	11	7	30
5+ Bedrooms	11	5	...	6	...	...	...	...	...
Vacancy Rate									
All Sizes	3.7%	0.0%	0.0%	8.3%	2.5%	1.1%	2.7%	2.9%	6.2%
Bachelor	2.6%	...	...	10.0%	8.7%	0.0%	0.8%	0.0%	0.0%
1 Bedroom	4.4%	0.0%	0.0%	7.1%	1.5%	0.0%	3.8%	8.1%	0.0%
2 Bedrooms	3.2%	0.0%	0.0%	6.6%	2.6%	2.2%	2.4%	0.0%	3.4%
3-4 Bedrooms	3.7%	0.0%	0.0%	9.1%	0.0%	0.0%	0.0%	0.0%	10.0%
5+ Bedrooms	27.3%	0.0%	...	50.0%	...	...	...	...	...

[†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more rental units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

*Please see table endnotes on page 12. *Source*: Yukon Bureau of Statistics.

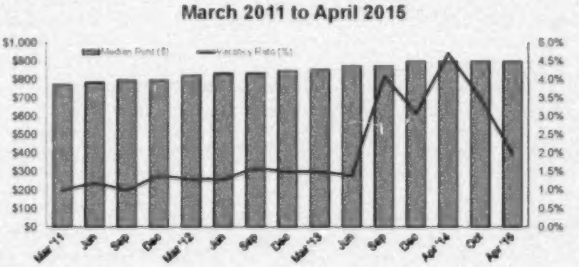
5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2014-2015

	Whitehorse		Dawson City		Watson Lake	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2015						
April	$900	2.0%	$700	0.0%	$775	21.2%
2014 average	**$900**	**4.1%**	**$650**	**27.8%**	**$775**	**13.9%**
October	$900	3.5%	$650	16.7%	$775	2.6%
April	$900	4.7%	$650	38.9%	$775	24.4%

*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2011-2015



*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

Yukon Rent Survey, April 2015: http://www.eco.gov.yk.ca/stats/pdf/rent_Apr15.pdf

6. Real Estate

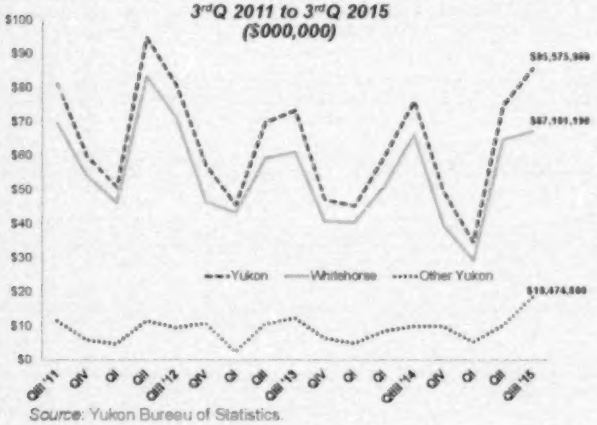
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total†		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
Year-to-date	90	3,709.8	-19	-8,457.2	10	2,348.9	34	10,374.2	-1	-297.4
change	23.9%	2.4%	-9.1%	-9.7%	66.7%	74.0%	35.1%	35.0%	-3.7%	-3.6%
2015										
Q3	205	67,101.1	79	33,156.0	11	2,398.3	50	15,906.5	15	4,659.4
Q2	170	64,718.5	74	31,671.2	10	2,296.0	45	14,111.1	7	2,118.5
Q1	91	29,311.0	36	13,841.9	4	830.6	36	9,983.0	4	1,107.2
2014 total	**253**	**105,652.9**	**122**	**48,772.4**	**10**	**2,222.8**	**80**	**24,262.5**	**14**	**4,320.9**
Q4	116	39,541.3	43	16,542.9	5	1,305.4	50	15,515.3	4	1,174.0
Q3	137	66,111.7	79	32,229.5	5	917.4	30	8,747.1	10	3,146.9

*Please see table endnotes on page 12. †Total includes family lots, multiple-residential, commercial, and industrial sales. *Source*: Yukon Bureau of Statistics.

6.2 Value of Real Estate Transactions

3rd Q 2011 to 3rd Q 2015
($000,000)

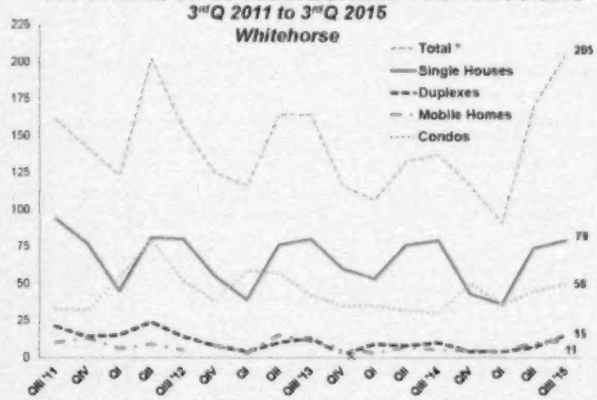


Source: Yukon Bureau of Statistics.

In the third quarter of 2015, real estate transactions in Yukon totalled $85.6 million: $67.1 million in Whitehorse and $18.5 million in the rest of Yukon.
Comparing the third quarter of 2015 to that of 2014, the total value of Yukon's real estate transactions increased by $9.6 million, or 12.6%.

6.3 Number of Residential Transactions

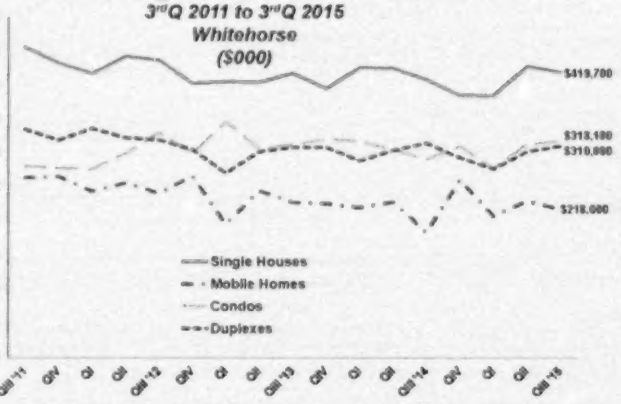
3rd Q 2011 to 3rd Q 2015
Whitehorse



*Please see table endnotes on page 12. *Source*: Yukon Bureau of Statistics.

6.4 Average Residential Sale Prices

3rd Q 2011 to 3rd Q 2015
Whitehorse
($000)

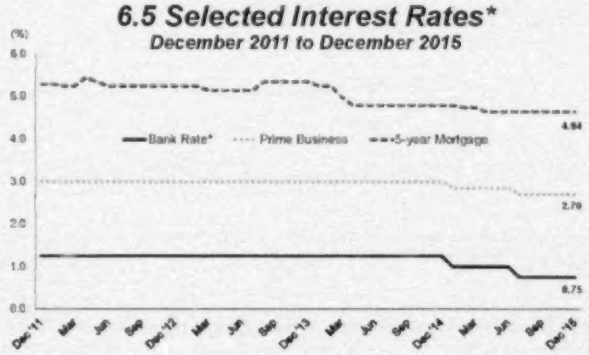


Source: Yukon Bureau of Statistics.

Yukon Real Estate Survey, Third Quarter 2015:
http://www.eco.gov.yk.ca/stats/pdf/real_estate_q315.pdf

6.5 Selected Interest Rates*

December 2011 to December 2015



*Please see table endnotes on page 12.
Source: Statistics Canada. Table 176-0043, CANSIM.

Did you know?

In the third quarter of 2015, the average sale price of single detached houses in Whitehorse was $419,700. This was a decrease of $8,300, or 1.9%, compared to the previous quarter ($428,000). However, compared to one year ago (the third quarter in 2014), the average sale price increased $11,700, or 2.9%.

7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

		Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date change		-173 -10.1%	-12,717.7 -9.7%	-189 -13.3%	-10,508.8 -22.5%	3 21.4%	-5,035.3 -86.8%	23 37.7%	7,455.7 16.1%	-10 -4.5%	-4,629.2 -14.7%
		(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
2015 total		**1,548**	**117,743.4**	**1,236**	**36,123.1**	**17**	**769.0**	**84**	**53,899.8**	**211**	**26,951.5**
December		92	2,481.1	65	963.5	0	0.0	4	65.1	23	1,452.5
November	(r)	116	10,529.4	90	1,811.9	4	690.0	3	4,428.5	19	3,599.0
October		152	12,204.7	124	4,316.3	0	0.0	6	368.2	22	7,520.2
September		176	9,143.0	148	5,227.6	0	0.0	13	2,224.0	15	1,691.5
August		193	8,459.8	156	2,834.8	11	79.0	14	4,956.8	12	589.1
July		214	35,315.3	167	3,829.7	0	0.0	14	28,059.3	33	3,426.3
June		202	13,520.3	170	5,520.0	1	0.0	6	4,172.8	25	3,827.5
May		150	12,034.7	125	4,303.6	0	0.0	3	5,109.8	22	2,621.4
April		98	4,640.0	85	4,455.3	0	0.0	6	121.4	7	63.3
March		75	1,940.6	58	1,750.1	1	0.0	5	35.5	11	158.0
February		45	2,506.5	27	366.0	0	0.0	6	371.9	12	1,768.6
January		35	4,964.8	21	744.5	0	0.0	4	3,986.4	10	234.0
2014 total		**1,721**	**130,461.1**	**1,425**	**46,632.0**	**14**	**5,804.3**	**61**	**46,444.0**	**221**	**31,580.7**
December		79	8,697.2	63	2,236.9	0	0.0	4	5,288.7	12	1,171.5

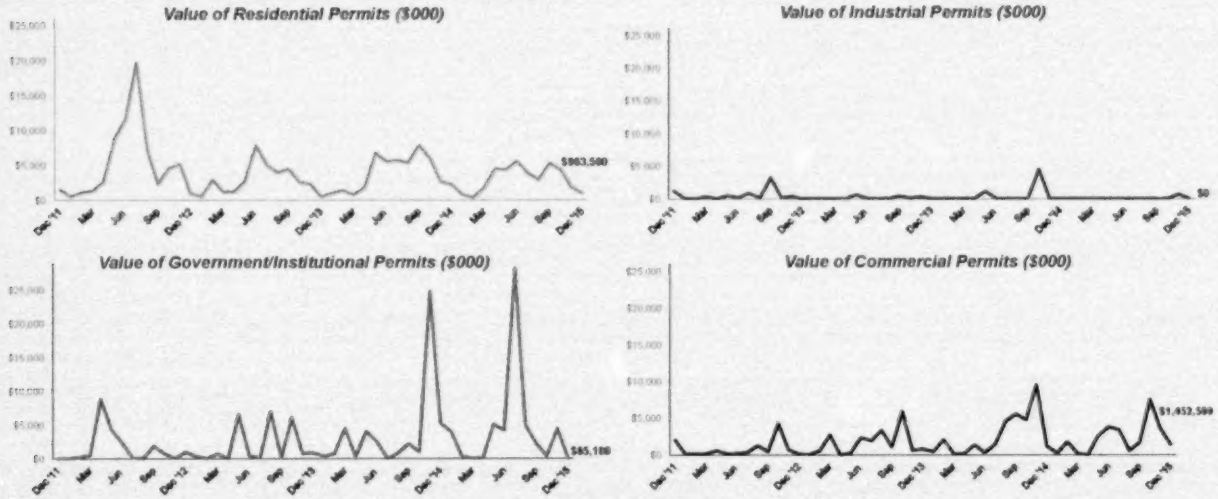
*Please see table endnotes on page 12. *Sources*: Yukon Community Services and City of Whitehorse.

In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

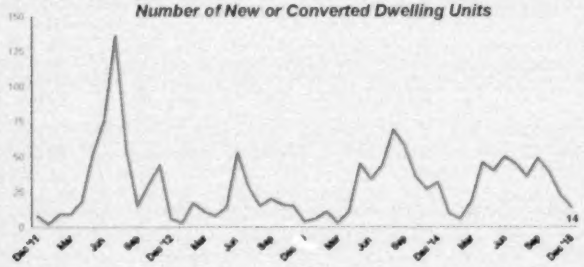
In 2015, a total of 1,548 building permits were issued in Yukon, at a construction value of $117.7 million. The construction value of permits decreased by $12.7 million, or 9.7%, compared to the total value of permits issued in 2014. Of the total construction value of building permits issued in 2015:

- 30.7% was in residential;
- 0.7% was in industrial;
- 45.8% was in government/institutional; and
- 22.9% was in commercial.

7.2 Construction Value of Building Permits*, Yukon, December 2011 to December 2015



7.3 Residential Permits (New or Converted Dwellings Units)*, Yukon, December 2011-2015



Did you know?

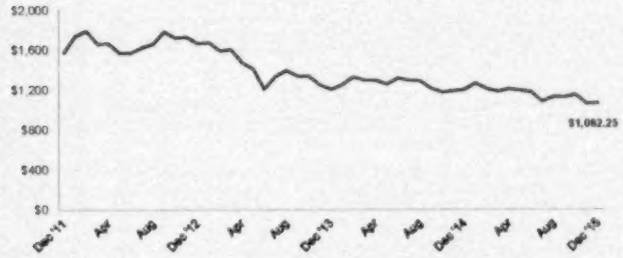
In 2015, the number of residential building permits for new or converted dwelling units in Yukon was 376. The number of permits remained the same as in 2014; however, increased by 172, or 84.3%, compared to 2013 .

Source: Yukon Community Services and City of Whitehorse.
*Please see table endnotes on page 12.

8. Resources

8.1 London Metal Commodity Prices*, December 2011 to December 2015

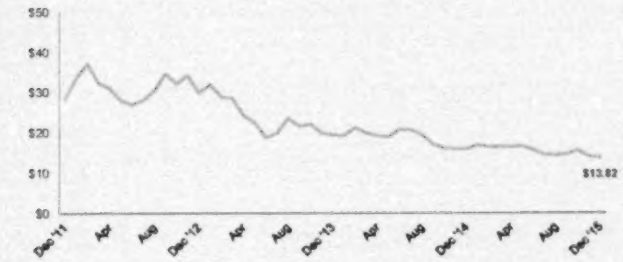
Gold (US$/troy oz.)



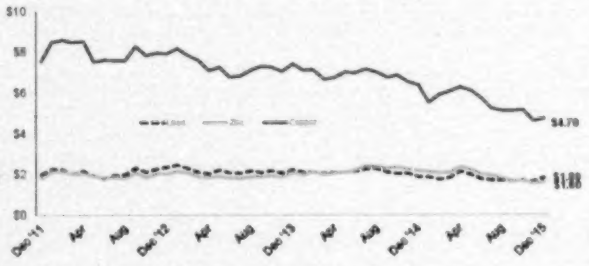
From December 2014 to December 2015, the price of:

- Gold decreased by $137.00, or 11.4%, to $1,062.25 (US) per troy ounce;
- Silver decreased by $2.15, or 13.5%, to $13.82 (US) per troy ounce;
- Lead decreased by $0.05, or 2.8%, to $1.80 (US) per Kg;
- Zinc decreased by $0.57, or 26.2%, to $1.60 (US) per Kg; and
- Copper decreased by $1.66, or 26.1%, to $4.70 (US) per Kg.

Silver (US$/troy oz.)



Lead, Zinc & Copper (US$/kg)



*Please see table endnotes on page 12.

Source: London Bullion Market Association and London Metal Exchange.

Energy Facts, 2013: http://www.eco.gov.yk.ca/stats/pdf/energy_2013.pdf

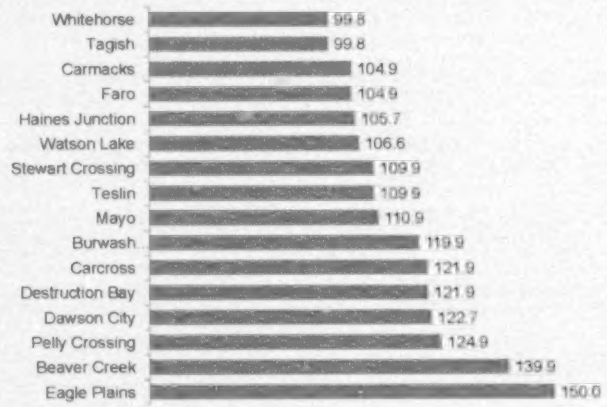
8.2 Electricity Generated

		Total	Hydro	Internal Combustion	Wind	Steam
Year-to-date change		20,423 6.0%	17,646 5.5%	1,915 10.8%	... ...	... ...
			(MWh)			
2015						
October		37,225	34,931	2,042	58	194
September		32,616	30,410	2,025	58	123
August	(r)	31,030	29,158	1,765	95	12
July		30,099	28,512	1,507	80	..
June	(r)	32,186	29,994	1,785	97	310
May		30,257	28,485	1,739	33	...
April		36,197	34,335	1,735	127	...
March		41,570	39,603	1,904	63	...
February		43,286	40,743	2,507	36	...
January		45,789	43,109	2,680	..	...
2014 total		**427,969**	**404,937**	**22,601**	**...**	**...**
December		49,527	47,077	2,450	..	...
November		38,610	36,226	2,377	7	...
October		36,866	34,928	1,882	56	...

Source: Statistics Canada. Table 127-0002, CANSIM.

8.3 Regular Self-Serve Gasoline

Average December 22nd 2015 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

Yukon Fuel Survey, December 2015: http://www.eco.gov.yk.ca/stats/pdf/fuel_dec15.pdf

Did you know?

In 2015, the lowest annual average for regular self-serve motor fuel price in Yukon was in Whitehorse at 112.3¢; the highest annual average was in Eagle Plains at 153.0¢ - a difference of 40.7¢ or 36.2%.

9. Transportation

9.1 Aircraft Movements*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
Year-to-date	...	-98	526	698	-21	689	-102	3	204	...
change	...	-32.7%	35.9%	11.7%	-2.6%	30.7%	-8.0%	1.3%	5.7%	...
					(no. of movements)					
2015										
November	..	4	14	271	29	19	77	0	79	..
October	2,606	19	63	253	56	56	88	8	290	1,773
September	4,379	37	285	754	281	343	169	39	505	1,966
August	4,809	47	458	853	85	421	89	45	648	2,163
July	5,555	28	524	871	101	577	142	26	849	2,437
June	6,484	50	265	1,450	121	1,039	201	29	371	2,958
May	5,398	12	109	906	35	384	74	49	454	3,375
April	3,044	0	132	428	11	27	81	11	188	2,166
March	2,730	3	117	485	25	14	117	9	136	1,844
February	2,046	1	15	252	14	31	84	6	168	1,475
January	1,337	1	11	136	19	20	48	9	99	994
2014 total	**39,089**	**303**	**1,485**	**6,077**	**820**	**2,251**	**1,405**	**230**	**3,681**	**22,837**
December	1,715	3	18	136	22	9	133	2	98	1,294
November	2,217	1	59	375	26	26	69	4	126	1,531

*Please see table endnotes on page 12. Sources: Yukon Highways and Public Works - Aviation Branch, and Statistics Canada. Table 401-0007, CANSIM.

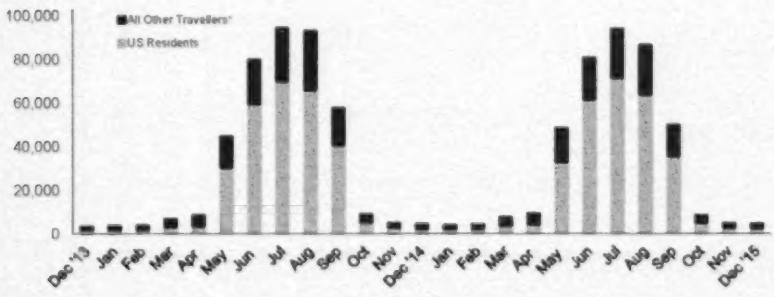
9.2 Travellers Entering Yukon by Land through Canada Border Services Ports of Entry*

	Total	Yukon Residents	Other Canadians	US Residents	Other Foreign Travellers
Year-to-date	-8,764	-6,483	-2,700	188	231
change	-2.1%	-14.2%	-8.9%	0.1%	0.6%
2015 total	**399,340**	**39,047**	**27,780**	**292,557**	**39,956**
December	4,020	1,201	98	2,707	14
November	4,439	1,068	214	3,115	42
October	8,132	2,221	341	5,381	189
September	49,709	3,721	3,577	35,974	6,437
August	86,388	6,455	6,720	64,362	8,851
July	93,941	5,208	7,497	71,930	9,306
June	80,747	5,146	5,474	62,023	8,104
May	48,331	5,965	2,739	33,215	6,412
April	8,898	3,462	518	4,722	196
March	7,228	2,595	304	4,065	264
February	3,949	1,138	224	2,501	86
January	3,558	867	74	2,562	55
2014 total	**408,104**	**45,530**	**30,480**	**292,369**	**39,725**
December	4,050	1,187	153	2,671	39

*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.

Of the 399,340 travellers who entered Yukon by land through Canada Border Services (CBS) ports of entry in 2015:

- 70.4% entered through Fraser (Skagway, AK to Carcross);
- 17.2% through Beaver Creek;
- 9.0% through Pleasant Camp (Haines, AK to Haines Junction); and
- 3.4% through Little Gold (Chicken, AK to Dawson City).



In 2015, travellers who entered Yukon by land through CBS ports of entry crossed by the following means of transportation:

- 174,750 by automobile (43.8%);
- 138,284 by bus (34.6%);
- 74,025 by train (18.5%);
- 10,279 by truck (2.6%); and
- 2,002 by cycle or as pedestrians (0.5%).

Endnotes

1. Population
   1.1 & 1.2 Population counts are as of the last day of given month. Due to rounding, the sum of columns may not equal total given.
   1.2 *Other* includes communities such as Champagne, Elsa, Johnson's Crossing, Keno City, Stewart Crossing & Swift River.
   1.4 Migration estimates are based on both international and interprovincial movement into and out of Yukon, as well as returning emigrants, temporary emigrants and non-permanent residents.

2. Employment
   2.1 Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. Monthly figures from the Labour Force Survey are three-month moving averages based on 92% coverage and are seasonally adjusted, which refers to the technique of adjusting raw figures to remove seasonal movements; however, annual figures are unadjusted.
   2.2 Yukon, Northwest Territories and Nunavut are not included in the Canadian unemployment rate.
   2.3 *Public Employees* are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or a funded establishment such as schools (including colleges/universities), hospitals and public libraries. Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. All monthly Yukon figures from the Labour Force Survey are three-month moving averages based on 92% coverage.
   2.4 & 2.5 Unclassified businesses' employees are excluded, as well as those enterprises primarily involved in agriculture, fishing and trapping, private household services, religious organizations, and military personnel of defence services.
   2.6 *All types* includes people receiving regular, work-sharing, fishing, and special benefits. *Regular* benefits include people receiving regular income support benefits, whether or not they are participating in one of three employment benefit programs, namely Skills Development Program, Job Creation Partnerships Program, and Self-employment Program. *Special* benefits includes people receiving sickness, maternity, parental, and compassionate care benefits.
   2.7 A value of "0" represents one of the following: 1) value is actually zero; 2) value may be rounded to zero; or 3) value is more than zero but is suppressed for confidentiality reasons. Communities are displayed by census subdivisions (2011 Census boundaries). For some communities, census subdivision boundaries may not align with municipal boundaries.

3. Consumer Prices
   3.1 & 3.2 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities.

4. Trade
   4.2 *Total* includes additional North American Industry Classifications (NAICS) data which are not displayed, including: Motor Vehicles and Parts Dealers; Clothing and Clothing Accessory Stores; Sporting Goods, Hobby, Book and Music Stores; General Merchandise Stores; and Miscellaneous Store Retailers.

5. Rental Units
   5.1, 5.2 & 5.3 These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and October. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes buildings with 1 or more rental units (displayed in 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

6. Real Estate
   6.1 *Total* includes family lots and multiple-residential sales, which are generally too low to release due to confidentiality requirements, and non-residential sales (commercial and industrial properties). For further explanation, contact Yukon Bureau of Statistics.
   6.3 *Total* includes family lots and multiple-residential sales, but excludes non-residential sales (commercial and industrial properties).
   6.5 *Bank Rate* figures are from the last Wednesday of the month.

7. Construction
   7.1 Rounded data may not sum to totals.
   7.1, 7.2 & 7.3 Yukon totals, beginning with January 2013, are calculated by the Yukon Bureau of Statistics, based on building permit data received from Yukon Community Services and City of Whitehorse. Yukon data prior to January 2013 is exclusively from Yukon Community Services.
   7.3 Does not include new or converted dwelling units in commercial or industrial properties.

8. Resources
   8.1 All prices are in US dollars. Prices of gold and silver are a.m. fix prices at month-end. Prices of lead, zinc and copper are London Metal Exchange "cash seller" prices at month-end.

9. Transportation
   9.1 As of September 2012, all aircraft movement figures, with the exception of Whitehorse, are now received from Yukon Highways and Public Works, Aviation Branch. As such, data published since September 2012 cannot be compared to figures in earlier issues of the Yukon Monthly Statistical Review.
   9.2 This table only includes persons entering Yukon by land at Canada Border Services Agency ports of entry. Travellers entering Yukon through all other roadways are excluded, as are persons entering by air and water. Although there is no permanent Canada Border Services land port of entry in Dawson City, special annual international events between Yukon and Alaska, namely Yukon Quest and Trek Over the Top, require participants to cross the border by land. For border crossing purposes, participants in Yukon Quest are counted as pedestrians while participants in Trek Over the Top are counted as crossings by automobile. *Please note*: Fraser and Pleasant Camp border crossings are included in totals even though there is the possibility that these persons may never physically enter Yukon.

Symbols & Abbreviations

..	not available	Q1	January 1 to March 31
...	not appropriate/applicable	QII	April 1 to June 30
x	suppressed for confidentiality	QIII	July 1 to September 30
F	too unreliable to be published	QIV	October 1 to December 31
(p)	preliminary	(US)	US dollars
(r)	revised	(MWh)	megawatt-hour

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Yukon
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